



MINUTES

The Holly Springs Town Council met in regular session on Tuesday, September 3, 2024. Mayor Mayefskie presided, calling the meeting to order at 7 p.m. A quorum was established as the Mayor and five Council members were present in the Chamber as the meeting opened.

Council Members Present: Mayor Sean Mayefskie, Mayor Pro Tem Dan Berry, Council members Timothy Forrest, Danielle Hewetson, Chris Deshazor, and Annie Drees.

Council Members absent: none.

Staff Members Present in Chambers: Randy Harrington, *Town Manager*; Scott Chase, *Assistant Town Manager*; Daniel Weeks, *Assistant Town Manager*; John Schifano, *Town Attorney*; Linda McKinney, *Town Clerk* (recording the minutes); Mathew Mutter and Kameron Womack, *IT*; Corey Petersohn, *Budget and Sustainability*; Tamara Ward, *Communications and Marketing*; Tyler Garner, *Economic Development*; Chris Hills, *Director, Development Services*; Elizabeth Goodson and Sean Ryan, *Development Services*; Michael Leonas, *Utilities & Infrastructure*; Tina Stroupe, *Finance Director*; LeRoy Smith, *Fire Chief*.

2. and 3. The Pledge of Allegiance was recited followed by an invocation by Pastor Jonathan Sherrod of Kirk of Holly Springs.

4. Agenda Adjustment: The September 3, 2024, meeting agenda was adopted with changes, if any, as listed: none.

Motion: Berry
Second: Hewetson
Vote: Unanimous

RECOGNITIONS

5. Suicide Prevention Awareness Month Proclamation

Mayor Mayefskie proclaimed September as Suicide Prevention Awareness Month and presented the proclamation to Mr. Larry Bernstein of Triangle Suicide Survivors. Mr. Bernstein said a few words about the importance of preventing suicide and the support group they offer.

6. Hispanic Heritage Month Proclamation

Mayor Mayefskie proclaimed September 15 to October 15 as Hispanic Heritage Month in Holly Springs and presented the Proclamation to Deacon Juan Carlos and Social Outreach Coordinator Mrs. Gloria Azcona from St. Bernadette Catholic Church. Ms. Azcona said that there is a large Hispanic population at St. Bernadette's, and they have a migrant outreach to care for migrant workers when they are here. Deacon Carlos said they have a class in Spanish to educate those who are interested in joining the church. They thanked Mayor Mayefskie for his invitation to be here tonight.

REQUESTS AND COMMUNICATIONS

7. Transportation Investments Update

Michael Leonas, Utilities and Infrastructure, said the purpose of this item was to update Council on Town Transportation Investment Projects. He showed the percentage of roads in town that are managed by the Town, by NCDOT, or privately. He located each of the projects on a map for the public. He said the Holly Springs Road widening East is 65% complete and expected to be completed in late 2025. The traffic will be switched to the north side bridge later this fall. The Central section is in design phase with right-of-way acquisition to begin in the fall of 2024 and construction to begin in late 2025 or early 2026 and will last about two years. The West section is currently deferred for funding evaluation.

Mr. Leonas said the Avent Ferry Rd. at Holly Meadow Dr. at Holly Glen traffic signal is currently in commissioning phase, meaning that it is up and working but timing is being tweaked. The Main St. sidewalk connector from Trellis Point Dr. to Arbor Creek Drive is 80% complete design with right-of-way acquisition to begin in this fall and construction in spring of 2025. The Avent Ferry Pedestrian Improvements project is currently in design phase, with construction expected to be in the summer of 2025. The design is being done in-house.

Mr. Leonas said that NC 55 right turn lane and Main St. Right Turn lane are being bid out together as a cost-saving mechanism. They are currently in the public advertising and bidding phase. Construction is expected to be from spring of 2025 to spring of 2026.

Mr. Leonas said that in FY 23-24 2.69 miles of pavement resurfacing and rehabilitation was completed at a cost of \$1.3 million. For FY 24-25 there are a proposed 3.73 miles with construction to cost \$1.8 million and to begin in spring of 2025. These are funded by Powell Bill shared gas tax funds.

Mr. Leonas said that traffic and pedestrian safety inquiries are communicated through 311, the web portal, and direct contact. In FY24 there were 210 cases, 95% of which were investigated and resolved. FY25, to date there have been 40 cases. He explained how staff addressed these inquiries.

Mr. Leonas said that next steps are a contract award for the right turn lane bond projects. Staff will share options on road widening for Avent Ferry Rd. from Cass Holt Rd. to Ralph Stephens Rd. and how this will get incorporated into the State Transportation Improvement Project at a future workshop. Also, at a future meeting staff will identify future projects using the designated ½ cent property tax that was allocated for transportation investments.

Mayor Mayefskie asked if there was an update on the Android situation with 311. Randy Harrington, Town Manager, said he would get back to Council with an answer on that.

Council member Deshazor asked how long the Avent Ferry Pedestrian Improvement project would take. Mr. Leonas said not much more than four months. Council member Drees asked if the roads to be resurfaced have been identified. Mr. Leonas said staff are working on this list now. Council member Drees asked about notification timelines. Mr. Leonas said the list is completed when the contract is bid, and staff and the contractor notify people in various ways, such as alerts through Communications and Marketing and door hangers and postcards from the contractor.

Public Comment: At this time, an opportunity was provided for members of the audience who had registered to speak to address the Council, and the Clerk was asked for any written comments received prior to the meeting.

The following public comments were received in writing: none.

The following public comments were received in person: none.

OTHER BUSINESS

Council member Drees thanked UNC Rex Holly Springs Hospital for taking good care of her husband, and thanked the Development Team for the neighborhood tour. She said the 2023 annual

drinking water report is out. It is available in Town Hall. Finally, kudos to Communications and Marketing on the launch of the new website. It looks fantastic and things are more accessible. MPT Berry said the 2025-26 enrollment plan was released by Wake County Public Schools today and there is a lot of impact to our town. You can put your address into their website and find out if there is a change to your address. The School Board votes on this in November. Second, not able to be here last week but he watched the meeting and followed up with Planning Board members. He thinks it might be time to have a joint meeting with Planning Board to have a conversation on goals and priorities. He thinks this will clear up some confusion. He suggested putting it on a workshop or having a separate session to align on development objectives. Council was in agreement.

Council member Deshazor said Compassion Day is next Saturday and we are expecting 200 people at Holly Springs United Church of Christ. It is from 10 am to 3 pm; there will be lots of music, giveaways, and fun. He said there is a motorcycle ride September 21st for Hayden's Ride to raise funds to fight a degenerative disease. He said he will post the flyer.

MANAGER'S REPORT

Randy Harrington, Town Manager, said that he had four items, and then Development Services had an update. NCDOT and Turnpike Authority announced overnight road closures related to NC-540, and we are amplifying that to get it out. They include NC 55 on September 3 – 9th from 9 pm to 5 am and Holly Springs Road September 7 – 9 from 9 pm to 5 am. They have designated the opening Date for NC-540 for Tues. Sept 24th. It will be open for traffic at 6 am Sept. 25th. Next, the Wake County Arts & Cultural Plan Task Force advisory board is planning a feedback session at the Holly Springs Cultural Center from 2-4 on Sept. 25th. He asked if Council wished to designate a person to attend on behalf of the Council. Mayor Mayefskie said that Council member Hewetson was interested, and Council member Drees was also interested in attending. Mr. Harrington said that Irena Krstanovic was the point person from staff, and she would reach out to them.

Mr. Harrington said the 911 remembrance ceremony would be at 8 am on Sept. 11th. Friday Sept. 13th from 6-9 pm is the last concert of Summer at the Springs. There will be food and beverage trucks and a night market. The event is free.

8. Preview of Upcoming Development Services Land Use Cases

Sean Ryan, Development Services, said he and Elizabeth Goodson were here to present the quarterly update to Council on upcoming Land Use cases. He discussed the following new applications:

- 420 Green Oaks Parkway – Conditional Zoning District
- 600 Grigsby Avenue – Conditional Zoning District

Mr. Ryan then gave updates on the following projects:

- Symphonia – staff review
- 1100 Piney Grove Wilbon – staff review
- Wade Nash North – staff review
- Sunset Lake Commons Apartments – staff review
- Graham Wood – staff review
- Evans – staff review
- 4500 Old Holly Springs Apex – staff review
- Holly Springs Road Townes – withdrawn
- Estes Lane Townhomes – withdrawn

Mr. Ryan then outlined some projects around the region, outside of Holly Springs' jurisdiction, which Holly Springs is watching and coordinating with, including the Western Big Branch Area Plan in Apex, the Western Wake Area Plan in Wake County, and the Comprehensive Transportation Plan update in Fuquay-Varina.

Mr. Ryan then outlined the progress on six transportation plans:

- NC 55 Bypass – widen to 6 lanes
- Wake Transit Plan Update

Mr. Ryan said that next steps include discussing the Local Area Program at the September workshop, the Comprehensive Plan and UDO Updates in the fall, and Wake County Housing update in November. He said the Downtown Plan Implementation next steps would be discussed at a fall workshop.

Elizabeth Goodson gave updates on private development projects. She said the Peterson Station project traffic signal is expected to be active by the end of March 2025. The widening of Sunset Lake Rd. is expected to be completed by mid-November 2024. She said the Yield 2.0's initial widening of Holly Springs New Hill Rd. is nearing completion. There is more to come, and the intersection realignment is expected by late fall of 2024.

Ms. Goodson said the NC55 turn lane associated with Collins Park (near the Bojangles) has been outstanding for a while. NCDOT has called the bond and is moving forward with the improvement but there is no timeline yet. The DHIC / 1220 N. Main project must reapply to the state to extend the low-income housing credits and are now targeting the spring of 2025.

CLOSED SESSION: The Council entered into closed session, pursuant to N.C.G.S. 143-318.11(a)(6) to conduct the Town Manager's annual review.

Motion by: Berry

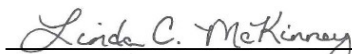
Second by: Forrest

Vote: Unanimous

Motion to leave closed session was made by MPT Berry seconded by Council member Deshazor and passed with a unanimous vote.

Adjournment: Council member Forrest made a motion to adjourn at 9:00 pm. It was seconded by Council member Deshazor and passed with a unanimous vote.

Respectfully Submitted on Tuesday, September 17, 2024.



Linda C. McKinney, Town Clerk

Addenda pages as referenced in these minutes follow and are a part of the official record.